

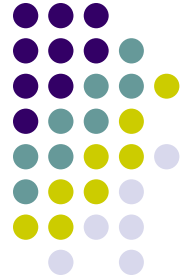


Broad Street Parkway Land Use Planning

**Meeting #2
Mohawk Tannery
Redevelopment Area**

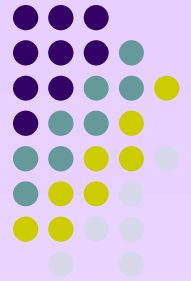
December 7, 2010

Overview



- Broad Street Parkway Update
- Tree Streets Neighborhood Progress
- Brownfields Program
- Mohawk Tannery Redevelopment Area
- Future meetings

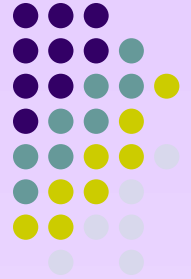
Tree Streets Neighborhood



- **Labine Public Space**

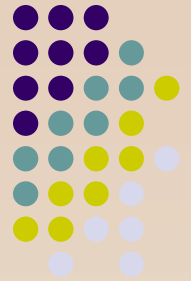
- October 2nd - public meeting to gather ideas
- November 8th - public meeting to review park concepts
- January – public meeting to present final plan
- April – start construction
- Fall of 2011 – park opened

Tree Streets Neighborhood



- **Tree Streets Neighborhood Plan**
 - Contract to Finance on December 15th
 - Final plan due late summer
- **Design Competition**
 - Resolution approved by the Board of Aldermen
 - Jury to convene in December

Nashua Brownfields Program



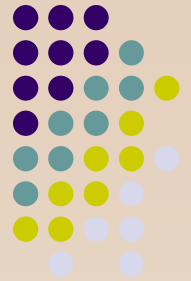
- What is a Brownfield?
- Nashua approach
- Funding to date
- Success stories

What is a Brownfield?



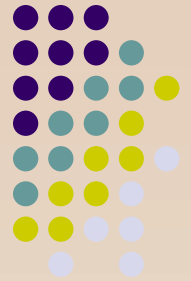
- Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the ***presence or potential presence*** of a hazardous substance, pollutant, or contaminant.

Nashua Approach



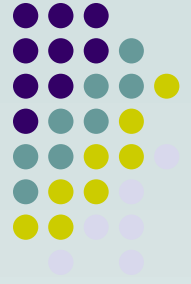
- Reduce redevelopment uncertainty and risk
- Reduce cost of redeveloping contaminated sites
- Clean up contaminated sites
- Generate property tax revenue

Brownfields Funding to Date



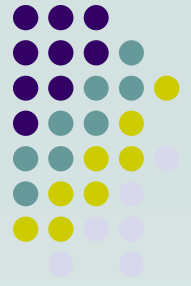
● EPA Assessment Grant	\$373,000
● EPA Cleanup Grant	\$400,000
● DES Cleanup Grant	\$200,000
● Private Reimbursement	\$60,000
● HUD BEDI	\$2,000,000
● EPA Cleanup RLF	\$1,000,000
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TOTAL	\$4,033,000

Mohawk Tannery Redevelopment Area



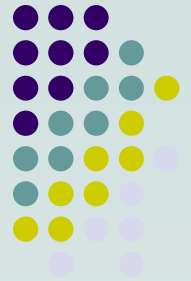
- Existing context
- History
- Cleanup History
- Issues
- Opportunities
- Next Steps

Existing Context



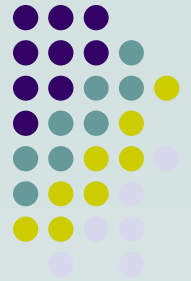
- 63 acres
- Multiple property owners
 - City of Nashua
 - Fimbel Door Company
 - Chester Realty / Warren Keane
 - JKS Realty LLC / LJJ Realty LLC
- Near Exit 6 and adjacent to Nashua River
- Formerly industrial uses
- Adjacent to Little Florida Neighborhood

Timeline



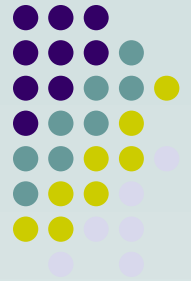
1924	Mohawk Tannery - production of top grain leather for shoe industry
1984	Tannery operations cease <ul style="list-style-type: none">● business climate deteriorates● environmental regulations increase● State and City lawsuit
1984	Rezoning from Park Industrial to R-C
2000	Tannery proposed to the National Priorities List
2003	City acquires Fimbel Door property

Timeline (continued)



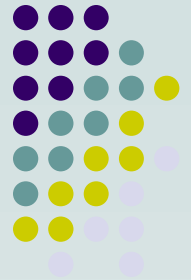
2003	Mohawk Tannery Steering Committee <ul style="list-style-type: none">● Investigate clean-up funding options● Coordinate with Congressional and agency reps● Master plan future uses of the site
2006	EPA settlement with owner of Tannery
2007	Major fire at Mohawk Tannery
2008	City hosts EPA, DES – cleanup pilot study initiated
2008	Broad Street Parkway bond approved
2010	Federal earmark requested for Tannery demo

Historical Disposal Practices



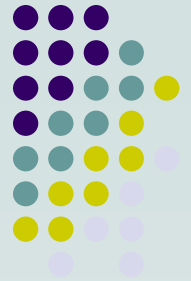
- Direct discharge of wastewater into the Nashua River:
 - Chromium
 - Zinc
 - Phenol
- Sludge disposal into lagoons containing:
 - Chromium
 - Pentachlorophenol
 - Phenol
 - 2,4,6-trichlorophenol

Cleanup Timeline



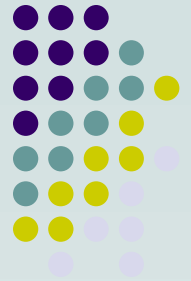
2001	EPA Intervention <ul style="list-style-type: none">● Removed and disposed of asbestos-containing material● Characterized and disposed of contamination contained in drums and tanks● Removed empty drums, containers, and tanks
2002	EPA Engineering Evaluation / Cost Analysis <ul style="list-style-type: none">● Analysis of cleanup options● Recommended waste be removed from site● \$15 to \$23 million estimated cost

Cleanup Timeline (continued)



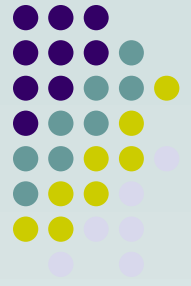
2003 -05	<p>NHDES Remedial Investigation for EPA</p> <ul style="list-style-type: none">● Sludge is the principal source of shallow groundwater contamination● Soil contamination is minimal● Residue in main building needs to be addressed prior to demo
2009	<p>EPA Evaluates Soil Stabilization / Solidification Approach.</p> <ul style="list-style-type: none">● Preliminary conclusions are favorable● Estimated cost is \$4.55 million

Mohawk Tannery Redevelopment Area Goals



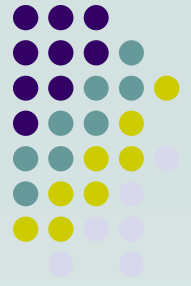
- Clean up toxic site
- Improve site for neighborhood
- Generate future property taxes taxes
- Maximize return on Broad Street Parkway investment

Mohawk Tannery Redevelopment Area Issues



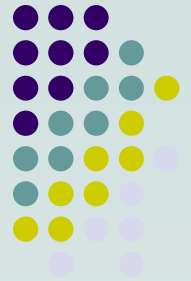
- Limited access
- Cost of environmental clean up
- Complexity of redevelopment and cleanup
- Environmental stigma
- Site constraints (floodplain, wetlands, topography)
- Mitigating the impacts to adjacent neighborhoods

Complexity of Redevelopment and Cleanup



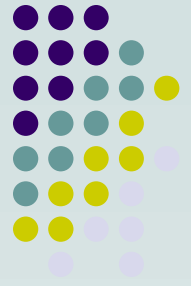
- Settlement agreement with Chester Realty
 - Agreement among EPA, DES and owner
 - Part of EPA cost recovery process
 - Government parties must approve any transfer of site property
 - Any payments and proceeds will be placed in a special account for the Mohawk Tannery site

Redevelopment Opportunities



- Upcoming construction of the BSP
- Motivated partners
 - US EPA
 - NH DES
 - Mohawk Tannery Steering Committee
 - Little Florida Neighborhood
- Bladder technology at Jackson Falls Dam

Next Steps



- Short term
 - Demolition of Mohawk Tannery
 - Secure the site
 - Fine-tune land use goals
- Long term
 - Continue to implement the Broad Street Parkway
 - Design site access to Broad Street Parkway
 - Market the site(s) to sophisticated real estate development teams